

## AVILA VALLEY ADVISORY COUNCIL (AVAC)

San Luis Obispo County, CA

### MINUTES

March 12, 2018

[www.avac-avila.org](http://www.avac-avila.org)

1. **Call to Order:** by Chair, Jim Hartig for regular meeting held at 7:00 p.m., PG&E Community Center.

Roll Call (present): Mary Matakovich, Anne Brown, Julia Hartzell, MaryEl Hansen, Sherri Danoff, Jim Hartig, Ken Thompson, Martin Suits, Steve Benedict, Saul Goldberg, Lynn Walter (alt), Liz Guho-Johnson (alt), and Kirt Collins. Roll Call (excused): Lisa Newton, Marti Brand (alt), Carol Hayden (alt), Denise Allen, Mike Casola, and Margaret Greenough. Quorum established.

2. **Approve Minutes:** Minutes for February 12, 2018 were unanimously approved following a motion to approve by Brown and a second by Dannoff.

3. **Chair's Comments:** It was a busy month for media coverage of Avila's citizens, events and politics. Congratulations and thanks for Ken Thompson becoming a member of the PG&E "Formation" Committee. This committee will be selecting the members of the 11 member "engagement committee" that will provide public input to the decommissioning plan for Diablo Canyon.

4. **Public Comments:**

- i. Anne Brown acknowledged the passing of Archie McLaren and his big impact and contribution to Avila with the Central Coast Wine Classic event that benefited the Avila community. There will be a local memorial service on April 22<sup>nd</sup> to honor him.
- ii. Betty Hartig stated that she had brought a hard copy of the petition that will be presented to the County from the Concerned Citizens of Avila to request that the County Supervisors stop all development in Avila until the General Plan Update is complete. This petition now has 1500 signatures.

5. **Treasurer's Report:** Julia Hartzell: Expenses since last meeting = \$6.68 (copying costs for the Land Use Committee) - Checking Account Balance is: \$1,820.63.

6. **County and Local Agency Reports:**

- a) **Sheriff** - Commander Jim Voge: 43 calls for service including 5 suspicious activities, 5 disturbances of the peace, 1 car burglary and 1 IRS phone scam. Some highlights are: On February 16<sup>th</sup> a car parked at the Avila Bay Club had a smashed in back window and a women's purse was stolen. Cameras surveillance picked up a 2012-14 model Impala and a white male that was looking in at the car. On February 17<sup>th</sup> at the Avila Pier, a suspect was found eating food off of people's plates. When apprehended by the deputies, he was found deranged and incoherent. He was placed on mental health hold. On February 28<sup>th</sup> at the Avila Hot Springs an indecent exposure complaint was found without merit. In February there were several interventions for potential suicides; one at downtown Avila and one at Hartford pier. In downtown Avila a female was arrested for possession of

methamphetamines and her partner was booked for violating a restraining order. On March 10<sup>th</sup> at the San Luis Bay Inn some juveniles pulled the fire alarm as a prank. In the evacuation, a man was found to have had a heart attack when leaving his room. The juveniles were not found. Question from Thompson was a follow-up on getting more cameras for the Bob Jones parking lot. The answer was that more cameras are costly and not budgeted. Commander Voge will find out the cost of the cameras for the purpose of informing AVAC at the next meeting. He reminded the public that trailheads are the most common place for burglaries in the county and don't leave anything of value in sight and better yet – take it with you. Burglars watch and wait for people to leave things in their car and then leave for a long hike or bike ride. Matakovich thanked the department for having Ian Parkinson at the last Town Hall. A question from Shirley Goetz from Avila was asked; Is the Bob Jones trail covered full length with cameras? The answer is no – only the parking lot trailhead. Are there camera plans for the Cave Landing area? No, but this is an area that is frequently patrolled especially at night.

- b) **Highway Patrol** - Sargent Heiderbrink: The Sargent reported on two incidents on Avila road. On February 8<sup>th</sup> around 9:25 pm a 2-vehicle non-injury accident at the 101 southbound off ramp at Shell Beach Drive occurred. Then on February 17<sup>th</sup>, around 8:50 pm a DUI collision on Avila Bay Drive about 600 feet west of San Luis Street. There were no injuries, the driver hit a parked car and he was later taken into custody. Approximately yearly, the sheriff department holds a “coffee with a cop” at the Hula Hut. It consists of a group of a few officers and the public information officer and the intent is just to listen to the locals talk about problems or issues and to answer the public's questions. The last event was held in November. The date for the next coffee with a cop isn't set but it will be advertised on social media. There will be flyers to advertise also. AVAC suggested that the Concerned Citizens of Avila could possibly post the flyer for the next event on their website. Question and concern from John Kirby regarding the speed of cars coming up over the hill (eastbound) on San Luis Bay Drive that is posted 50mph and runs right into a complicated intersection. County Parks is unable to influence the speed limit because of the limitations of the vehicle code but are beginning to consider ways of better controlling the intersection; including traffic circle, stop sign for eastbound traffic. Any changes need to be evaluated for any unintended consequences – for example a stop sign could create an unacceptable traffic backup during peak times. The Sargent promised to research and for AVAC information on the accident rate at that particular intersection.
- c) **CAL Fire** - Batt. Chief Paul Lee: This month there were 35 calls for service, 14 of which were medical related. A call of significance was a structure fire in the city of SLO where Cal fire assisted. This is the department's season for training. Fire fighters will be getting trained on new safety gear, CPR and firefighting practice. There will be increased staffing in Pismo due to new budget allocations. Cal fire will receive the final oral and written report from the Cal Poly study on wildland/urban interface on March 16<sup>th</sup>. This will provide valuable recommendations for fire prevention strategies in the Avila area. The Chief reminded the public that creeks and crossings can get very dangerous this time of year when there is heavy rain so be cautious even if the water is shallow and maintain good situational awareness. Daylight Saving time change this last weekend is a good reminder to change your smoke detector batteries.
- d) **Planning** - Sara Sanders: Sara highlighted a few items on the “Avila Planning and Building Projects” matrix. Item 4 is the Conditional Use Permit for the development at 350 Alliance Way which now has a stop work order from County code enforcement. Also Item 9 regarding the Squire Canyon Road parcel request has been continued to March 30<sup>th</sup>. Kirt

Collins thought that date was March 20<sup>th</sup> – Sara will check and correct if needed. Also Item 14 was added regarding the PG&E proposed conditional use permit development plan for the North Ranch Road to meet County Fire standards on the PG&E owned lands. There were a number of concerns from the public and AVAC about the continued slow pace of the General Plan Amendment (the Avila Community Plan) and continued development projects being proposed. Sanders reviewed the process for the Avila Community Plan where she expects that by the end of the month the background report draft will be available for a 30 day public comment period. Then begins the policy creation period which could take about 1 year. Within that time frame community outreach will be scheduled. Sanders reassured AVAC and the public that these large developments will take at least as long to approve as the General Plan Amendment process.

- e) **Public Works** - Dave Flynn: The circulation study and Avila Beach capacity plan will be brought to a meeting with the Land Use Committee on Wednesday March 14<sup>th</sup> at 10:00 am. They are also working with a consultant for additional parking solutions in town. The recommendations will be shared with the Land Use Committee in early summer. Also, SLOGOG submitted an application for funds to address “congested corridor” areas, a few of which are the Avila Bay drive interchange upgrades (a roundabout) and Ontario Road’s proposed park and ride lots. April 25<sup>th</sup> is the day for awarding the funds, if the application is successful. If funded installation would be expected in 2020/2. Questions and comments from AVAC and the public included concern for the constant red flashing light at the traffic signal where San Luis Bay Drive meets Avila Beach Drive. Also of concern is vegetation trimming at intersections where visibility of oncoming traffic is difficult. Also the problem intersection of San Luis Bay Drive and 101 off/onramp was discussed. Suggestions included putting in a traffic circle, repainting the limit line on Ontario Drive (which is fading). Flynn will be looking at all these options.
- f) **County Parks** - Nick Franco: Not present – no report.
- g) **Port San Luis** - Andrea Lueker (not present but report presented in her absence by Mary Matakovich):

1. Avila Pier Community Meeting – we look forward to seeing you at the Avila Pier Community Meeting this Thursday, March 15<sup>th</sup>. The meeting will begin at 5:30 p.m. with some social time and at 6:00 p.m. we will cover a brief history, pier options, funding options and the Friends of the Avila Pier nonprofit. We will be providing comment cards to collect the community’s input and opinions. The next step for the process include an April 12<sup>th</sup> Avila Pier Committee meeting to discuss the results of the Avila Pier Community meeting feedback and develop a recommendation for the Port San Luis Harbor District Board of Commissioners to consider at their April 24<sup>th</sup> Board meeting.

2. California Marine Affairs and Navigation Conference – Commissioner Bob Vessely and Harbor Manger Lueker, spent a portion of last week in Washington DC with a consortium of others California Ports and Harbors, advocating for a variety of issues including breakwater repair, dredging/sediment reuse issues, critical harbor of refuge designation, the Avila Pier project and several others. The Harbor District also had a number of individual meetings including one with Congressman Carbajal and another with the Army Corps of Engineers.

3. Resolution No. 18-05 – at their February 27, 2018 meeting, the Board of Commissioners adopted Resolution No. 18-05, which reconfirms Port San Luis Harbor District’s opposition

to off shore oil and gas leasing off the coast of California. The resolution passed with a 5-0 vote.

4. Fire Rings on Olde Port Beach – we traditionally put out the fire rings on Olde Port Beach with the change to daylight savings time, however, due to the current weather and swells, we have delayed their placement.

h) **County Supervisor** - Adam Hill: Hill addressed the speculation about Wild Cherry Canyon development by reassuring the public that PG&E had come out strongly with their stance that no development will occur until the decommissioning plan was final and that no agreements had been made with the lease owners. He encouraged the Concerned Citizens action for the petition and that the community will need to continue their vigilance and advocacy. Two to three years ago the number of homes that the developer was thinking was 1500 – not 15,000 – as stated in the circulated internal “memo”. Hill made \$5,000 of his community funds available to the Avila Foundation for the purpose of funding the Avila Trolley. This will be approved by the board of supervisors on the consent agenda in an upcoming meeting. Regarding Cave Landing and future projects to propose to the Coastal Commission, the County’s Franco has been working and meeting with the groups that “opposed” the previous project. The key to success in getting what everyone wants – which is a safe and healthy place for the environment and people – is to ensure that the eventual project proposed and approved by the County will not have opposition and therefore will not be appealed to the Coastal Commission. Hill introduced Blake Fixler ([bfixler@co.slo.ca.us](mailto:bfixler@co.slo.ca.us) and 805 781-4336), his new legislative assistant replacing Hannah Miller who has moved on to further her career.

## 7. Old Business:

Bob Jones Pathway Update (Provided by Shaun Cooper of County Parks and Presented by Julia Hartzell)

- The National Environmental Policy Act (NEPA) Categorical Exclusion was approved by Caltrans on 1/23. NEPA is complete.
- Public Works staff, in coordination with Parks staff is working on the consulting contract and scope of work for the design, construction documents, right-of-way and permitting for the pathway between the Octagon Barn and the Ontario Rd. Staging area. Contract should go to the Board for approval in April 2018.
- An Active Transportation Program (ATP) grant will be submitted in July 2018 for right-of-way acquisition and construction. Grant funding continues to be sought for this project including transportation grant funds through San Luis Obispo Council of Governments (SLOCOG).
- Octagon Barn Staging Area: Construction of the parking lot and S. Higuera left turn lane improvements is complete. The Land Conservancy is working on installing the landscaping.

## 8. New Business

Jim Rendler who is a member of the development group Avila Valley Partners, LLC that owns property on Ontario Road presented a power point and discussion of the current draft of their

development proposal. This will be a subdivision project on a 22.57 acre site located between the PG&E Energy Center property and the Kingdom Hall. On the west it is bordered by the Avila Valley Estates. This property is currently vacant and has never been developed. The vision is to put together a project that would fit the site and protect resources and be developed with community input. The zoning is residential suburban. They are being thoughtful about the view from 101 and plan on a cluster development of 22 single family homes with two entries from Ontario Road to the development and 50% of the owned acreage preserved as open space. Average house size would be approximately 2500 square feet. They are considering an advanced treatment system for waste water and they have already secured county water for the residences. Currently they are finalizing their project plans and completing environmental reports. They expect to submit to the proposal to the county for review in about 2 weeks. The goal is to start construction in 2019. The Avila Valley committee will be reviewing the plans and working with the developer during public comment period.

## 9. Community Liaisons:

a) **Avila Beach Civic Association:** Anne Brown: It is final/approved: The Post Office will be expanding into the former office of the community center as the community center moves to the space formerly occupied by the CSD. Easter Egg hunt on March 24<sup>th</sup> at the civic association starting at 10:00 is geared towards fun for kids.

b) **Avila Beach Foundation** - Rick Cohen: nothing further to report.

c) **PG&E/Diablo Canyon** - Suzanne Hosn:

The nights are dark and the parking lot lights are not all working, so Suzanne cautioned us all to use flashlights or the flashlight on our phone as we carefully egress tonight. She is working on getting this issue permanently resolved. Diablo Canyon is in their 5<sup>th</sup> week of 2R20 (the 20<sup>th</sup> refueling outage for Unit 2) while Unit 1 remains humming at 100% power. The engagement panel application process is underway and applications can be found under [pge.com/engagement-panel](http://pge.com/engagement-panel). Applications are due by March 21<sup>st</sup>. Just before the meeting she sent out a memo (which Jim Hartig has forwarded to AVAC members) detailing out the facts about the Wild Cherry Canyon. Hopefully this dispels the social media inaccuracies that imply PG&E has made a deal with Home Fed about 15,000 homes. This is just not true.

Tom Jones (Director of Long Range Planning) gave a power point presentation about the schedule and process for obtaining the required permits and approvals for the Diablo Canyon decommissioning process. He explained how the community engagement panel will be providing input on what to do with the Diablo Canyon lands and assets (such as sirens, energy education center, the intake breakwaters for example). The focus of the engagement panel and the decommissioning license will be the 540 acres where the plant is immediately located.

## 10. AVAC Committee:

a. **Land Use** - Sherri Danoff: A motion was made (Danoff) and seconded (Hartig) to send a letter from AVAC to Michael Conger regarding the Title 22 Clean Up of the Land Use Circulation Element to make clear the proper title of "Master Development Plan" and add it as a reference. The motion passed unanimously. Another motion was made (Danoff) and seconded (Hartig) to send a letter from AVAC to Marvin Rose (Interim Planning

Director) requesting that the “clean up amendments” to the General Plan include the deletion of the highly problematic, unique and peculiar Avila Traffic count standard. Also, that it adds back in the missing content for San Luis Bay Estates that was inadvertently omitted during the last revision. The motion was passed unanimously.

- b. **Diablo** - Ken Thompson: The most current activity is the PG&E application for the conditional use permit for the North Ranch Access road on the Diablo Canyon/PG&E property. The Land Use Committee in conjunction with the Diablo Committee will coordinate AVAC’s review and comments. This application requests widening and paving sections of the road with a staging area for Cal Fire, extending retaining walls and culverts.
- c. **Port** - Mary Matakovich: Encouraging attendance at the Avila Pier Community meeting announced earlier in the meeting set for March 15<sup>th</sup> at 5:30. It will be fun, informative and an opportunity to provide input to the future of the pier.
- d. **Avila Beach** - Anne Brown: A motion was made (Brown) and seconded (Hartig) to send a letter to Marvin Rose, Interim Director of Planning and Building to request a “Determination about whether Residential Multi- Family density can be based on adjacent CR area proposed for commercial development. The motion was approved unanimously.
- e. **San Luis Bay Estates** - Jim Hartig: No report.
- f. **Avila Valley**: - Julia Hartzell: Updated AVAC on the recent activity regarding DRC2016-00111 “King Project”. Since last month’s AVAC meeting the following has occurred:
  - o Due to the constant monitoring of the King project site by neighbors there is now a Stop Work Order in place as noted on the Project List provided by Sara Sanders. What lead to this order were....
    - Videos and pictures taken and submitted to our Planner, Young Choi and Code Enforcement.
    - A meeting with California Fish and Wildlife on site took place and discovered a CDFW violation.
    - A meeting with Environmental Health & Public Works department was held and their comments have been given to our Planner Young Choi.
    - The Planning team has met and discussed the recent activities and combined all comments received from Health Department and Public Works.
  - o There are plans in the near future to involve Cal Fire/County Fire and Building Dept.
  - o Each agency is working on their responses and the extent of the violation.
  - o County Planning Department and County Archaeologist have been on site to access the cultural significance of the site. The Native American tribes will be notified of the findings.
  - o Last week (3/8) Code Enforcement, California Fish and Wildlife and Regional Board met with Mr. King to discuss the extent of the violation and next steps to bring the site back into compliance.
  - o Young Choi will be letting us know the outcome and plans to inform the community as well.
  - o None of this would have been possible without the ability to keep a close eye on the property. We have the neighbors to thank for noticing the activity and providing the information needed for the investigation to take place. Also, our Planner for this project



Young Choi have been very responsive and kept us informed every step of the way during this investigation. We can't thank him enough for staying on top of this for us.

- g. **See Canyon** - Denise Allen (Liz Guho-Johnson): nothing to report
- h. **Squire Canyon** – Kirt Collins: nothing to report
- i. **Ad Hoc Committees** - Jim Hartig: No meetings were held since the last AVAC meeting.

11. **Next meeting date:** Monday, April 9, 2018

12. **Adjourn:** Meeting was adjourned at 9:08 pm.

Respectfully submitted:  
Lynn Walter  
Secretary

APPROVED